

ALABAMA HOUSING FINANCE AUTHORITY

FINANCIAL STATEMENTS

SEPTEMBER 30, 2019 AND 2018

**ALABAMA HOUSING FINANCE AUTHORITY
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SEPTEMBER 30, 2019 AND 2018**

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Alabama Housing Finance Authority

We have audited the accompanying statements of net position of the Alabama Housing Finance Authority (a component unit of the State of Alabama), as of September 30, 2019 and 2018, and the related statements of revenues, expenses, and changes in net position, and cash flows for the years then ended and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Alabama Housing Finance Authority as of September 30, 2019 and 2018, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis information, schedules of changes in the Authority's net pension liability and related ratios, and schedule of employer contributions to Authority employees' pension plan on pages 3 through 6, 34, and 35, respectively be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying additional segment data is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The additional segment data is the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the additional segment data is fairly stated in all material respects in relation to the financial statements as a whole.

Warren Averett, LLC

Montgomery, Alabama
December 17, 2019

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

Introduction

This section of the annual financial report of the Alabama Housing Finance Authority (the Authority) presents management's discussion and analysis of the financial position and results of operations for the fiscal year ended September 30, 2019. This information is being presented to provide additional information regarding the activities of the Authority and to meet the disclosure requirements of Government Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. This analysis should be read in conjunction with the Independent Auditors' Report, financial statements, and accompanying notes. Operations of the Authority include: (1) purchasing and securitizing single-family mortgage loans of qualified borrowers, (2) servicing Authority and other entity mortgages, (3) implementing and managing housing-related Federal Programs including HOME Investment Partnerships Program (HOME), Low-Income Housing Tax Credits, Hardest Hit Alabama Program (Hardest Hit Alabama), the Tax Credit Assistance Program (TCAP), Exchange Grant Program, and Housing Trust Fund (HTF), and (4) issuing bonds to purchase loans for single-family residences and multifamily developments. The Authority is entirely self-funded and does not draw upon the general taxing authority of the State of Alabama.

The financial transactions of the Authority are recorded in the funds, which consist of a separate set of self-balancing accounts that comprise its assets and deferred outflows, liabilities and deferred inflows, net position, revenues, and expenses as appropriate.

Required Basic Financial Statements

The basic financial statements of the Authority report information about the Authority using accounting methods similar to those used by private sector companies. These statements offer information about the Authority's activities. The statements of net position include all of the Authority's assets and liabilities and provide information about the nature and amounts of investments in resources (assets), consumption of net position that is applicable to future reporting periods (deferred outflows), obligations to Authority creditors (liabilities), and the acquisition of net position that is applicable to future reporting periods (deferred inflows). The assets and liabilities are presented in order of liquidity.

All of the reporting period's revenues and expenses are accounted for in the statement of revenues, expenses, and changes in net position. This statement measures the activities of the Authority's operations over the past year and presents the resulting change in net position – calculated as revenues less expenses.

The final required financial statement is the statement of cash flows. The primary purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, noncapital financing and other financing activities and provides information regarding the sources and uses of cash and the change in the cash balance during the reporting period.

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

Condensed Financial Information

Statements of Net Position

The following table presents condensed information about the net position of the Authority as of September 30, 2019 and 2018, and changes in the balances of selected items during the fiscal year ended September 30, 2019 (in thousands):

	<u>2019</u>	<u>2018</u>	<u>Change</u>
ASSETS			
CURRENT ASSETS			
Cash on deposit and restricted cash on deposit	\$ 21,406	\$ 19,060	\$ 2,346
Accrued interest receivable and restricted accrued interest receivable	16,593	18,599	(2,006)
Mortgage loans, net	106,685	106,676	9
Restricted Federal program loans receivable, net	24,884	38,304	(13,420)
Investments and restricted investments	150,443	99,799	50,644
Other assets and restricted other assets, net	15,139	8,002	7,137
Total current assets	<u>335,150</u>	<u>290,440</u>	<u>44,710</u>
NONCURRENT ASSETS			
Mortgage loans receivable, net and restricted mortgage-backed securities	151,598	188,756	(37,158)
Restricted Federal program loans receivable, net	319,317	308,518	10,799
Investments and restricted investments	999	958	41
Other assets and restricted other assets, net	9,011	8,776	235
Mortgage servicing rights, net	46,721	77,757	(31,036)
Total noncurrent assets	<u>527,646</u>	<u>584,765</u>	<u>(57,119)</u>
TOTAL ASSETS	<u>862,796</u>	<u>875,205</u>	<u>(12,409)</u>
DEFERRED OUTFLOWS			
Pension-related deferred outflows	5,475	4,311	1,164
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 868,271</u>	<u>\$ 879,516</u>	<u>\$ (11,245)</u>
LIABILITIES			
CURRENT LIABILITIES			
Bonds payable, net	\$ 1,009	\$ 997	\$ 12
Obligations under reverse repurchase agreements	66,000	80,000	(14,000)
Refundable Federal program grants	24,884	38,304	(13,420)
Accrued interest payable	15,754	17,589	(1,835)
Other liabilities	3,610	2,699	911
Total current liabilities	<u>111,257</u>	<u>139,589</u>	<u>(28,332)</u>
NONCURRENT LIABILITIES			
Bonds payable, net	14,002	15,746	(1,744)
Refundable Federal program grants, net	321,217	307,681	13,536
Unearned compliance and commitment fees, net	7,976	8,110	(134)
Total noncurrent liabilities	<u>343,195</u>	<u>331,537</u>	<u>11,658</u>
TOTAL LIABILITIES	<u>454,452</u>	<u>471,126</u>	<u>(16,674)</u>
NET POSITION			
Investment in capital assets, net	756	1,009	(253)
Restricted	122,348	97,035	25,313
Unrestricted	290,715	310,346	(19,631)
Total net position	<u>413,819</u>	<u>408,390</u>	<u>5,429</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 868,271</u>	<u>\$ 879,516</u>	<u>\$ (11,245)</u>

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

Statements of Net Position – Continued

Current assets increased \$44,710,000 from September 30, 2018, to September 30, 2019, primarily due to increases in investments and restricted investments. The increase in investments is the result of an increase in paydowns and payoffs of mortgage-backed securities and the sale of certain mortgage servicing rights.

Noncurrent assets decreased \$57,119,000, primarily due to decreases in mortgage loans, restricted mortgage-backed securities, and mortgage servicing rights. The decrease in mortgages and mortgage-backed securities resulted from normal paydowns and payoffs. The decrease in mortgage servicing rights resulted from the sale of certain servicing rights.

Current liabilities decreased \$28,332,000 from September 30, 2018 to September 30, 2019, primarily due to the reduction of reverse repurchase agreements outstanding and a decrease in refundable federal program grants. The decrease in federal program grants reflects current maturities.

Noncurrent liabilities increased \$11,658,000, primarily due to the increase of refundable federal program grants.

Operating and Nonoperating Revenues, Expenses, and Changes in Net Position

The following table presents condensed statements of revenues, expenses, and changes in net position for the Authority for the years ended September 30, 2019 and 2018, and the change from the prior year (in thousands):

	2019	2018	Change
OPERATING REVENUES			
Interest on mortgage loans and mortgage-backed securities	\$ 11,719	\$ 12,344	\$ (625)
Investment income	2,820	1,721	1,099
Net realized and unrealized loss on investments and mortgage servicing rights	(6,039)	(3,495)	(2,544)
Loan fees and other income	49,129	49,023	106
Total operating revenues	<u>57,629</u>	<u>59,593</u>	<u>(1,964)</u>
OPERATING EXPENSES			
Interest	2,697	2,759	(62)
Amortization of mortgage servicing rights	9,964	9,018	946
Program, general, and administrative	42,438	39,854	2,584
Total operating expenses	<u>55,099</u>	<u>51,631</u>	<u>3,468</u>
OPERATING INCOME	<u>2,530</u>	<u>7,962</u>	<u>(5,432)</u>
NONOPERATING REVENUES (EXPENSES)			
Federal program grants	20,948	27,754	(6,806)
Federal program expenditures	(18,049)	(22,010)	3,961
Net nonoperating revenues	<u>2,899</u>	<u>5,744</u>	<u>(2,845)</u>
CHANGES IN NET POSITION	<u>5,429</u>	<u>13,706</u>	<u>(8,277)</u>
NET POSITION			
Beginning of year	<u>408,390</u>	<u>394,684</u>	<u>13,706</u>
End of year	<u>\$ 413,819</u>	<u>\$ 408,390</u>	<u>\$ 5,429</u>

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

Operating and Nonoperating Revenues, Expenses, and Changes in Net Position – Continued

Operating income decreased \$5,432,000 from September 30, 2018 to September 30, 2019, primarily due to an increase in net realized and unrealized loss on investments and mortgage servicing rights and program, general and administrative expenses.

Operating revenues decreased \$1,964,000. The decrease in operating revenues is primarily the result of a realized loss on the sale of mortgage servicing rights.

Operating expenses increased \$3,468,000. The increase in program, general and administrative reflects an increase in loan servicing guaranty fees and general and administrative operating expenses.

Nonoperating revenues decreased \$2,845,000. The decrease in federal program grants of \$6,806,000 reflects a decrease in HOME federal projects funded. The decrease in federal program expenditures of \$3,961,000 is the result of HOME federal projects funded and a decrease in Hardest Hit federal program loans funded.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
SEPTEMBER 30, 2019 AND 2018**

	<u>2019</u>	<u>2018</u>
	(In thousands)	
ASSETS		
CURRENT ASSETS		
Cash on deposit	\$ 9,466	\$ 9,492
Accounts receivable, net	3,529	153
Accrued interest receivable	201	270
Mortgage loans receivable, net	4,500	4,500
Mortgage loans held for sale	102,185	102,176
Investments	79,349	72,546
Derivative instruments	112	-
Other assets	11,306	7,822
Restricted:		
Cash on deposit	11,940	9,568
Accrued interest receivable	16,392	18,329
Investments	71,094	27,253
Other assets	192	27
Federal program loans receivable, net	24,884	38,304
	<u>335,150</u>	<u>290,440</u>
Total current assets		
NONCURRENT ASSETS		
Mortgage loans receivable, net	30,785	33,688
Investments	104	167
Other assets, net	8,255	7,767
Mortgage servicing rights, net	46,721	77,757
Restricted:		
Mortgage-backed securities	120,813	155,068
Investments	895	791
Other assets	756	1,009
Federal program loans receivable, net	319,317	308,518
	<u>527,646</u>	<u>584,765</u>
Total noncurrent assets		
TOTAL ASSETS	<u>862,796</u>	<u>875,205</u>
DEFERRED OUTFLOWS		
Pension-related deferred outflows	5,475	4,311
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 868,271</u>	<u>\$ 879,516</u>

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
SEPTEMBER 30, 2019 AND 2018**

	2019	2018
	(In thousands)	
LIABILITIES		
CURRENT LIABILITIES		
Bonds payable, net	\$ 1,009	\$ 997
Obligations under reverse repurchase agreements	66,000	80,000
Refundable Federal program grants	24,884	38,304
Accrued interest payable	15,754	17,589
Other liabilities	3,610	2,699
Total current liabilities	111,257	139,589
NONCURRENT LIABILITIES		
Bonds payable, net	14,002	15,746
Refundable Federal program grants, net	321,217	307,681
Unearned compliance and commitment fees, net	7,976	8,110
Total noncurrent liabilities	343,195	331,537
TOTAL LIABILITIES	454,452	471,126
NET POSITION		
Investment in capital assets, net	756	1,009
Restricted	122,348	97,035
Unrestricted	290,715	310,346
Total net position	413,819	408,390
TOTAL LIABILITIES AND NET POSITION	\$ 868,271	\$ 879,516

See notes to the financial statements.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
	(In thousands)	
OPERATING REVENUES		
Interest on mortgage loans	\$ 5,203	\$ 4,633
Interest on mortgage-backed securities	6,516	7,711
Investment income	2,820	1,721
Net realized and unrealized loss on investments and mortgage servicing rights	(6,039)	(3,495)
Loan fees and other income	49,129	49,023
	<u>57,629</u>	<u>59,593</u>
OPERATING EXPENSES		
Interest	2,697	2,759
Amortization of mortgage servicing rights Program, general, and administrative	9,964	9,018
	<u>42,438</u>	<u>39,854</u>
Total operating expenses	<u>55,099</u>	<u>51,631</u>
OPERATING INCOME	<u>2,530</u>	<u>7,962</u>
NONOPERATING REVENUES (EXPENSES)		
Federal program grants	20,948	27,754
Federal program expenditures	(18,049)	(22,010)
	<u>2,899</u>	<u>5,744</u>
Net nonoperating revenues	<u>2,899</u>	<u>5,744</u>
CHANGES IN NET POSITION	<u>5,429</u>	<u>13,706</u>
NET POSITION		
Beginning of year	<u>408,390</u>	<u>394,684</u>
End of year	<u>\$ 413,819</u>	<u>\$ 408,390</u>

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018**

INCREASE (DECREASE) IN CASH ON DEPOSIT

	<u>2019</u>	<u>2018</u>
	(In thousands)	
CASH FLOWS FROM OPERATING ACTIVITIES		
Principal payments on mortgage-backed securities	\$ 35,755	\$ 22,175
Purchase of mortgage loans	(47,570)	(42,514)
Principal payments received on mortgage loans	49,144	42,204
Purchase of mortgage loans held for sale	(1,239,597)	(978,295)
Proceeds from sale of mortgage loans held for sale	1,239,794	985,603
Purchase of mortgage servicing rights	(11,158)	(8,879)
Proceeds from sale of mortgage servicing rights, net	15,348	-
Interest received from mortgage loans	5,272	4,610
Interest received from mortgage-backed securities	6,644	7,897
Cash paid to suppliers for goods and services	(34,425)	(32,010)
Cash payments to employees for services	(8,739)	(8,219)
Loan fees, commitment fees, and other income received	49,257	49,653
	<u>59,725</u>	<u>42,225</u>
Net cash provided by operating activities		
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Principal payments on bonds	(1,732)	(11,217)
Principal payments on repurchase agreements	(14,000)	(14,000)
Proceeds from Federal program grants, net	17,578	24,779
Interest paid	(2,714)	(2,955)
	<u>(868)</u>	<u>(3,393)</u>
Net cash used in noncapital financing activities		
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of furniture and equipment	(270)	(500)
	<u>(270)</u>	<u>(500)</u>
Net cash used in capital and related financing activities		

See notes to the financial statements.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
	(In thousands)	
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investments	\$ (610,142)	\$ (419,281)
Proceeds from sales of investments	559,572	398,884
Interest received from investments	6,644	5,111
Federal program mortgage loans funded, net	(12,315)	(18,026)
Net cash used in investing activities	<u>(56,241)</u>	<u>(33,312)</u>
NET INCREASE IN CASH ON DEPOSIT	2,346	5,020
CASH ON DEPOSIT AT BEGINNING OF YEAR	<u>19,060</u>	<u>14,040</u>
CASH ON DEPOSIT AT END OF YEAR	<u>\$ 21,406</u>	<u>\$ 19,060</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	\$ 2,530	\$ 7,962
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	522	656
Amortization and expense of mortgage servicing rights	11,632	10,446
Amortization of unearned compliance and commitment fees	(3,322)	(2,821)
Gross unrealized (gain) loss on mortgage-backed securities and investments	(1,616)	6,952
Gross unrealized gain on mortgage loans held for sale	(225)	(77)
Net change in unrealized (gain) loss on derivative instruments	(111)	27
Realized loss on mortgage servicing rights	11,829	-
Provision for loan losses, net	842	(692)
Commitment fees received	3,187	3,243
Interest received from investments	(6,644)	(5,111)
Interest paid on bonds	2,714	2,955
Changes in operating assets and liabilities:		
Accrued interest receivable	2,006	909
Mortgage loans receivable	1,574	(310)
Mortgage loans held for sale	197	7,308
Mortgage servicing rights, net	7,575	(8,879)
Mortgage-backed securities	35,755	22,175
Other assets and accounts receivable, net	(6,853)	(1,823)
Accrued interest payable	(1,833)	(958)
Net change in deferred inflows/outflows	(1,164)	(250)
Other liabilities	1,130	513
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 59,725</u>	<u>\$ 42,225</u>

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

1. AUTHORITY LEGISLATION

The Alabama Housing Finance Authority (the Authority) is a public corporation created, organized, and existing under Act No. 80-585 (the Act) originally enacted by the Legislature of the State of Alabama at its 1980 regular session. Pursuant to the Act, as amended, the Authority is authorized, among other things, to issue bonds to finance residential housing for persons and families of low and moderate income in the State of Alabama. The Authority is a component unit of the State of Alabama.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Authority's accounts are organized as funds, which include accounts of the assets, deferred outflows, liabilities, deferred inflows, net position, revenues, and expenses of the Authority's single-family bond programs (Single Family Programs), Federal Programs, the Housing Assistance Program, and the General Fund. Each Program Fund accounts for the proceeds from the bonds issued, the debt service requirements of the bonds and the related program investments, as required by the various bond resolutions established under the various trust indentures of each program.

The Authority uses the accrual method of accounting. The Authority's funds – Single Family Programs, Federal Programs, Housing Assistance, and General – have been presented on a combined basis, as the Authority is considered a single enterprise fund for financial reporting purposes. Current assets include cash and amounts convertible into cash during the next normal operating cycle or one year. Current liabilities include those obligations to be liquidated with current assets. All inter-fund balances and transactions have been eliminated in the accompanying financial statements. Revenues and expenses from the Single Family Programs, Housing Assistance, and General Funds are reported as operating revenues and expenses.

All Federal funds received in connection with the Authority's administration of Federal Programs are reported as nonoperating revenues in the accompanying financial statements. Disbursements of Federal Program funds, whether for repayable or conditionally forgivable loans, are reported as nonoperating expenses, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 24, *Accounting and Financial Reporting for Certain Grants and Financial Assistance*. The Authority participates in five federally-funded programs: the HOME Investment Partnerships Program (HOME), the Housing Trust Fund (HTF), the Tax Credit Assistance Program (TCAP), the ARRA Section 1602 Exchange Grant Program, and the U.S. Department of Treasury Hardest Hit Program (Hardest Hit Alabama).

Use of Estimates in the Preparation of Financial Statements

In preparing financial statements in conformity with accounting principles generally accepted in the United States of America, management is required to make estimates and assumptions that affect 1) the reported amounts of assets and liabilities, 2) the disclosure of contingencies at the date of the financial statements, and 3) revenues and expenses during the reporting period. Actual results could differ from those estimates.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Fair Value Application and Measurement

Fair value is applied to assets and liabilities that the Authority holds primarily for the purpose of income or profit and that have a present service capacity based solely on their ability to generate cash or to be sold to generate cash. The Authority categorizes its fair value measurements within the value hierarchy established by generally accepted accounting principles (GAAP). The hierarchy is based upon valuation inputs used to measure the fair value of the respective asset or liability. Level 1 inputs include quoted prices in active markets for identical assets. Level 2 inputs include observable inputs other than quoted prices included in Level 1 inputs. Level 3 inputs include unobservable inputs.

Cash on Deposit

Cash on deposit represents funds on deposit with various financial institutions and uninvested funds held by the Trustees of the Authority's various bond programs. At September 30, 2019, all cash on deposit held by the Authority's trustees was in the name of the Authority. Cash on deposit consists of unrestricted and restricted cash totaling \$21,406,000 and \$19,060,000 as of September 30, 2019 and 2018, respectively. All cash on deposit at September 30, 2019 and 2018, was covered by federal depository insurance or collateralized by the various financial institutions.

Investments

The Act authorizes the Authority to invest in bonds or other obligations issued or guaranteed by the U.S. Government, any agency thereof, or the State of Alabama. In addition, the Authority may invest in interest-bearing bank and savings and loan association deposits, any obligations in which a State chartered savings and loan association may invest its funds, any agreement to repurchase any of the foregoing, or any combination thereof. Each of the trust indentures established under the Authority's bond programs contains further restrictions on the investment of nonexpended bond proceeds; however, each trust indenture must be consistent with the Authority's authorizing legislation with respect to the definition of eligible investments.

Investments consist of temporary and debt service reserve funds established under the provisions of various trust indentures and investments of the Authority's General and Housing Assistance funds. All investments are reported at fair value.

The Authority follows the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures*. GASB Statement No. 40 addresses disclosures on deposits and investments, focusing on common investment risks related to interest rate risk, credit risk, custodial credit risk, foreign currency risk, and concentration of credit risk.

Mortgage-Backed Securities

Mortgage-backed securities consist of Government National Mortgage Association (Ginnie Mae), Federal Home Loan Mortgage Corporation (Freddie Mac), or Federal National Mortgage Association (Fannie Mae) pass-through certificates, substantially all of which are pledged either as security for the mortgage revenue bonds or for obligations under reverse repurchase agreements. The fair value of program investments is based on quoted market prices obtained from an independent financial news and information service, where available. If quoted market prices are not available, fair values are based on quoted market prices of comparable investments.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Mortgage-Backed Securities – Continued

In accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, investments, including mortgage-backed securities, are recorded at fair value, and unrealized gains or losses are reported in the statements of revenues, expenses, and changes in net position. The Authority records a portion of net unrealized gains on investment securities as a liability to the extent that such gains would be rebateable to the United States government under Section 103A of the Internal Revenue Code, as amended (the Code), for tax-exempt bond issues sold after 1981. The Code requires that such excess investment earnings be rebated to certain single-family borrowers upon payoff of their respective mortgages or remitted to the Internal Revenue Service. Gains on sales of securities in these bond issues would create excess rebateable earnings. There were no such rebateable earnings for the years ended September 30, 2019 or 2018.

Commitment Fees

Returnable commitment fees are deferred and recognized as income at the time they are no longer returnable. Commitment fees related to loans pooled and sold in secondary markets are recognized upon receipt.

Mortgage Loans Receivable

Mortgage loans that the Authority has the ability and intent to hold for the foreseeable future are carried at their unpaid principal balances less an allowance for loan losses. Management determines the allowance for loan losses based on historical losses and current economic conditions as well as its evaluation of the loan portfolio and the underlying security.

Mortgage Loans Held for Sale

Mortgage loans held for sale are recorded at the lower of cost or fair value. The Authority routinely enters into contracts with various investors to sell these loans in secondary markets and had commitments to deliver mortgage-backed securities at September 30, 2019. The fair value of committed loans is based upon commitment prices. See note 9, Derivative Instrument.

Federal Programs Loans Receivable

HOME Program loans are designed to assist very low-income tenants, and, as such, some mortgages originated under the program are structured in such a way that repayment will only occur in limited circumstances.

The TCAP Program, authorized by the American Recovery and Reinvestment Act of 2009, is designed to assist housing developments financed with Low-Income Housing Tax Credits.

The Hardest Hit Alabama Fund, authorized by the U.S. Department of Treasury, is designed to provide forgivable funds to help families in states hardest hit by the foreclosure crisis in conjunction with high unemployment rates. All Hardest Hit Alabama financial assistance will be forgiven at or before the program's closure in December 2020.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Debt Financing Costs

The Authority follows the provisions of GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. Issuance costs on bonds are expensed as incurred.

Mortgage Loan Servicing

As of September 30, 2019 and 2018, the Authority serviced \$7,924,532,000 and \$7,700,277,000, respectively, in mortgage loans. Escrow balances associated with these loans are not included in the statements of net position of the Authority.

The mortgage loan servicing portfolio by state consisted of the following at September 30, 2019 (\$ in thousands):

Alabama	\$ 1,320,375	17%
Arkansas	96,588	1%
Mississippi	263,785	3%
Missouri	1,011,692	13%
North Carolina	2,828,670	36%
Washington	2,401,975	30%
Other	<u>1,447</u>	<u>0%</u>
	<u>\$ 7,924,532</u>	<u>100%</u>

Mortgage Servicing Rights

The Authority follows the provisions of GASB Statement No. 62, entitled *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. In accordance with those standards, the cost of mortgage servicing rights is amortized in proportion to, and over the period of, estimated net servicing revenue. The amount originally capitalized is adjusted based on whether related loans are pooled and sold in secondary markets or maintained by the Authority.

On June 29, 2019, the Authority sold the mortgage servicing rights of the Washington portfolio of \$2,513,455,570. The Authority sub-serviced those mortgage loans until the mortgages were transferred on October 3, 2019. A loss of \$11,828,902 on sale of mortgage servicing rights is included in net realized and unrealized loss on investments and mortgage servicing rights. At September 30, 2019, the Authority had a receivable of \$3,385,240, which is due upon final clearance of mortgage loan exceptions.

Other Real Estate Owned

The Authority states its other real estate owned acquired through foreclosure without further obligation to security holders, which is included in noncurrent other assets, at the lower of cost or fair value at the date of foreclosure. Fair value is determined based on independent appraisals and other relevant factors. Any write-down to fair value is charged to the allowance for loan losses. The Authority held properties totaling approximately \$135,000 and \$167,000 at September 30, 2019 and 2018, respectively, net of the allowance for loan losses.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Pool Buyouts

The Authority holds certain mortgages purchased out of respective Ginnie Mae, Freddie Mac, or Fannie Mae pooled loans being serviced by the Authority. These are insured loans that are in the process of foreclosure for which the Authority anticipates receiving claim proceeds from the respective investor or guarantor. These loans totaled \$8,120,000 and \$7,599,000 at September 30, 2019 and 2018, respectively, net of the allowance for loan losses.

Deferred Outflows of Resources

Deferred outflows of resources include pension-related deferred outflows, which result from the Authority's Employees' Pension Plan (Pension Plan). Pension-related deferred outflows represent differences between expected and actual experience, changes in assumptions and amounts resulting from timing differences of contributions made subsequent to the Pension Plan measurement dates but as of the date of the basic financial statements. Pension-related deferred outflows are recognized over a closed period and are amortized over the remaining average service life of all participating active and inactive employees.

Deferred Inflows of Resources

Deferred inflows of resources include pension-related deferred inflows, which represent the difference between projected and actual earnings on investments within the Pension Plan, are recognized over a closed period, and are amortized over a five-year period.

Net Pension Liability

Net pension liability represents the portion of the present value of projected benefit payments attributed to past periods of service to be provided through the Pension Plan to current active and inactive employees less the fiduciary net position of the Pension Plan. It represents the Authority's total pension liability minus the fiduciary net position available to pay that liability. Investments that comprise the fiduciary net position are reported at fair value.

Pension Plan Expense

The Authority is required to measure and disclose amounts relating to net pension liability, deferred outflows of resources and deferred inflows of resources, pension expense, and the fiduciary net position of the Pension Plan. Actuarially determined periodic contributions are made by the Authority in order to maintain sufficient assets to pay benefits when due.

Reclassifications

Certain amounts in the September 30, 2018 financial statements have been reclassified to conform to the September 30, 2019 presentation. The reclassifications had no effect on the net position, results of operations or cash flows of the Authority as previously presented.

Subsequent Events

The Authority has evaluated subsequent events through December 17, 2019, which is the date the financial statements were available to be issued.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

3. MORTGAGE-BACKED SECURITIES

Mortgage-backed securities held by the Authority include securitized mortgage obligations, backed by pools of single-family mortgage loans originated under the Authority's program guidelines. These securities are "fully modified pass-through" mortgage-backed securities which require monthly payments by an FHA-approved or a Fannie Mae-approved lender, as the issuers of the guaranteed securities, and are registered in the Authority's name. Ginnie Mae and Fannie Mae guarantee timely payment of principal and interest on guaranteed securities. At September 30, 2019, mortgage-backed securities consisted of program certificates with interest rates ranging from 1% to 8.625%. The cost of program investments at September 30, 2019 and 2018, was \$110,648,000 and \$146,409,000, respectively.

Fair value of the Authority's mortgage-backed securities are measured by Level 1 inputs based upon quoted prices in active markets. As a result of changes in the fair value of mortgage-backed securities, the Authority recorded net unrealized gains (losses) of \$1,505,000 and (\$6,917,000) for the years ended September 30, 2019 and 2018, respectively. Interest rates may adversely affect the fair value of the mortgage-backed securities; however, it is the intention of the Authority to hold these securities until the underlying loans are paid in full.

4. INVESTMENTS

Investments consisted of the following at September 30 (\$ in thousands):

<u>Investment Type</u>	<u>2019</u>	<u>% of Total</u>	<u>2018</u>	<u>% of Total</u>
Money market funds	\$ 150,443	99%	\$ 99,799	99%
US Government Agency securities	895	1%	791	1%
Mortgage-backed securities	104	0%	167	0%
	<u>\$ 151,442</u>	<u>100%</u>	<u>\$ 100,757</u>	<u>100%</u>

Fair Value

The fair value of the Authority's investments is measured by Level 1 inputs based upon quoted prices in active markets and consisted of the following at September 30 (in thousands):

<u>Investments</u>	<u>2019</u>	<u>2018</u>
Dreyfus US Treasury	\$ 6,026	\$ 3,500
Federated Government Obligations	79,349	72,546
Federated Money Market	270	252
First American Treasury Obligations	64,798	23,501
Mortgage-backed Securities	104	167
US Treasury Note	895	791
Total investments	<u>\$ 151,442</u>	<u>\$ 100,757</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

4. INVESTMENTS – CONTINUED

Fair Value – Continued

The cost of investments at September 30, 2019 and 2018, was \$151,387,000 and \$100,817,000, respectively. As a result of changes in the fair value of investments, the Authority recorded net unrealized gains (losses) of \$114,000 and (\$39,000) for the years ended September 30, 2019 and 2018, respectively.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation to the Authority. Investments for each bond issue are those permitted by the various bond indentures and rating agencies. (See "Summary of Significant Accounting Policies – Investments" for additional information concerning permitted investments of the Authority.) As of September 30, 2019, the Authority's money market, government and government agency investments were rated Aaa by Moody's Investor Services meeting the criteria of the Authority and the respective bond issue rating agencies.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates may adversely affect the fair value of the investment portfolio. Investment maturities will coincide with anticipated debt service payment dates and expected cash flow obligations associated with the respective bond maturities and obligations for the Authority's bond programs and other funds. Trust indentures, market conditions, rates of return, interest rate spreads, and other factors influence maturity selection for all funds in excess of those required to meet projected cash flow obligations. Investments are generally designed to match the life of their related liabilities at fixed interest-rate spreads. Longer-term maturity investments provide sufficient monthly cash flows to meet any short-term obligations.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturities in Years (in thousands)</u>			
		<u>Less than 1</u>	<u>1–5</u>	<u>6–10</u>	<u>More than 10</u>
Money market funds	\$ 150,443	\$ 150,443	\$ -	\$ -	\$ -
US Government Agency securities	895	-	-	895	-
Mortgage-backed securities	104	-	104	-	-
	<u>\$ 151,442</u>	<u>\$ 150,443</u>	<u>\$ 104</u>	<u>\$ 895</u>	<u>\$ -</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

4. INVESTMENTS – CONTINUED

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the use of a custodial agent, the Authority may not be able to recover the value of its investments or collateral securities that are in possession of that outside party. All investments in the General and Housing Assistance funds are held in safekeeping or custodial accounts at approved safekeeping agents of the Authority in the Authority's name. All investments in the Authority's bond issues are registered in the name of the issues' designated trustee.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss that may be attributed to the magnitude of an investment in a single type of security. The table below lists all investments by investment provider and type as of September 30, 2019 (\$ in thousands).

<u>Provider</u>	<u>Money Market Funds</u>	<u>Mortgage- Backed Securities</u>	<u>US Government Agency Securities</u>	<u>Total</u>	<u>Percent</u>
Dreyfus US Treasury	\$ 6,026	\$ -	\$ -	\$ 6,026	4%
Federated Government Obligations	79,349	-	-	79,349	52%
Federated Money Market	270	-	-	270	0%
First American Treasury Obligations	64,798	-	-	64,798	43%
Mortgage-backed Securities	-	104	-	104	0%
US Treasury Note	-	-	895	895	1%
Total	<u>\$ 150,443</u>	<u>\$ 104</u>	<u>\$ 895</u>	<u>\$ 151,442</u>	<u>100%</u>

Investments are classified in the accompanying statements of net position as follows (in thousands):

	<u>2019</u>	<u>2018</u>
Current assets – investments	\$ 79,349	\$ 72,546
Current assets – restricted investments	71,094	27,253
Noncurrent assets – investments	104	167
Noncurrent assets – restricted investments	<u>895</u>	<u>791</u>
	<u>\$ 151,442</u>	<u>\$ 100,757</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

5. MORTGAGE LOANS

The Authority's single-family programs are designed to provide mortgage loans to qualified homebuyers within the State of Alabama. The Authority's guidelines generally require the mortgage loans to be either FHA-insured, guaranteed by the Department of Veterans Affairs, USDA Rural Development insured or conventionally financed with traditional primary mortgage insurance and, in the case of pre-1987 single-family programs, insured with mortgage pool policies.

The Authority's single-family financing program guidelines allow for down payment assistance of up to 3% of the sales price and a maximum amount of \$7,500. Current program guidelines require the loan to bear the same interest rate as the first mortgage of the property being purchased and be amortized over a 10-year period with 120 equal monthly principal and interest payments.

The Authority provides permanent financing of home mortgages to Alabama Habitat for Humanity affiliates to help further the affiliates goal of providing safe, decent, and affordable housing to low-income Alabamians. The loans bear an interest rate of 0% and require equal monthly principal payments over the life of the loan and must not exceed a 30-year term.

Mortgage loans receivable, net of the allowance for loan losses consisted of the following at September 30 (in thousands):

	<u>2019</u>	<u>2018</u>
Mortgage loans receivable (5.20% to 9.125%):		
Conventional	\$ 876	\$ 873
Down payment assistance/Habitat for Humanity loans (0% to 8.40%)	<u>36,602</u>	<u>39,149</u>
	37,478	40,022
Less allowance for loan losses	<u>(2,193)</u>	<u>(1,834)</u>
Total mortgage loans receivable, net	<u>\$ 35,285</u>	<u>\$ 38,188</u>

Mortgage loans receivable are classified in the accompanying statements of net position as follows (in thousands):

	<u>2019</u>	<u>2018</u>
Current assets – Mortgage loans receivable, net	\$ 4,500	\$ 4,500
Noncurrent assets – Mortgage loans receivable, net	<u>30,785</u>	<u>33,688</u>
	<u>\$ 35,285</u>	<u>\$ 38,188</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

5. MORTGAGE LOANS – CONTINUED

Mortgage loans held for sale to be securitized as mortgage-backed securities and sold for the Authority are reported at fair value measured by Level 2 inputs based on observable quoted prices of similar assets. Mortgage loans held for sale to be securitized as mortgage-backed securities for other entities are reported at cost. Mortgage loans held for sale were \$102,185,000 and \$102,176,000 as of the years ended September 30, 2019 and 2018, respectively.

6. OBLIGATIONS UNDER REVERSE REPURCHASE AGREEMENTS

Obligations under reverse repurchase agreements represent obligations whereby the Authority enters into a sale of securities with a simultaneous agreement to repurchase them in the future at the same price plus a contract rate of interest. The Authority had obligations under reverse repurchase agreements of \$66,000,000 and \$80,000,000 as of September 30, 2019 and 2018, respectively, which were collateralized by securities with fair values totaling \$70,233,000 and \$85,436,000, as of the years ended September 30, 2019 and 2018, respectively.

The market value of the securities underlying the reverse repurchase agreements normally exceeds the cash received, providing the dealer a margin against a decline in the market value of the securities. If the dealer defaults on their obligation to resell these securities to the Authority or provide securities or cash of equal value, the Authority would suffer an economic loss equal to the difference between the fair value plus accrued interest of the underlying securities and the agreement obligation, including accrued interest. There was no credit exposure as of September 30, 2019 and 2018.

7. BONDS PAYABLE

Bonds payable are limited obligations of the Authority and are not a debt or liability of the State of Alabama or any subdivision thereof. Each bond issue is secured, as described in the applicable trust indenture, by all revenues, moneys, investments, mortgage loans, and other assets in the funds and accounts of the program under which such bonds were issued. The provisions of the applicable trust indentures require or allow for redemption of bonds through the use of unexpended bond proceeds and excess funds accumulated primarily through prepayment of mortgage loans and program certificates. All outstanding bonds are subject to redemption at the option of the Authority, in whole or in part at any time after certain dates, as specified in the respective series indentures.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

7. BONDS PAYABLE – CONTINUED

Bonds payable consisted of the following at September 30 (in thousands):

	Aggregate Principal Outstanding		Original Maturity Value
	2019	2018	
Single-family bond programs:			
2000/2003 Step Up Program (4.42% to 7.80%), due 2032 to 2036	\$ 13,895	\$ 15,622	\$ 128,927
2016 Series A (2.43%), due 2026	1,000	1,000	1,000
2003 First Step Program (4.82% to 5.09%), due 2036	<u>116</u>	<u>121</u>	793
	15,011	16,743	
Less current maturities	<u>(1,009)</u>	<u>(997)</u>	
Noncurrent maturities	<u>\$ 14,002</u>	<u>\$ 15,746</u>	

Principal and interest payments on bonds after 2019 are scheduled as follows (in thousands):

Fiscal Year Ending September 30	Principal	Interest
2020	\$ 1,009	\$ 801
2021	-	808
2022	-	808
2023	-	808
2024	-	808
Thereafter	<u>14,002</u>	<u>7,744</u>
	<u>\$ 15,011</u>	<u>\$ 11,777</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

8. NET POSITION

The Authority's net position is comprised of the various net earnings from operating and nonoperating revenues, expenses, and contributions of capital. The net position is classified in the following three components: investment in capital assets, net of related debt; restricted net position; and unrestricted net position. Investment in capital assets, net of related debt, consists of all capital assets, net of accumulated depreciation and reduced by outstanding debt that is attributable to the acquisition, construction, and improvement of those assets; debt related to unspent proceeds or other restricted cash and investments is excluded from the determination. Restricted net position consists of net position for which constraints are placed thereon by external parties, such as lenders, grantors, contributors, laws, regulations and enabling legislation, including self-imposed legal mandates. Unrestricted net position consists of all other net position not included in the above categories.

The various trust indentures generally permit transfers to the Authority's General fund for administrative fees and reimbursements of costs associated with the administration of the bond programs. Otherwise, the cash and investments of the various program funds are retained in the trust indentures to satisfy debt service obligations with respect to the applicable bonds, and are restricted to this purpose. Such amounts are reflected as restricted components of net position.

9. DERIVATIVE INSTRUMENTS

At September 30, 2019, the Authority had \$33,000,000 in forward sales commitments to issue Ginnie Mae and Freddie Mac securities securitized by single-family loans. These instruments are utilized to hedge changes in fair value of mortgage loans held for sale and interest rate risk on commitments to purchase mortgage loans from originating mortgage lenders. The Authority is subject to market value fluctuations in the event that mortgage loans are not originated as expected and the committed securities cannot be delivered.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

9. DERIVATIVE INSTRUMENTS – CONTINUED

The Authority is subject to credit risk with respect to counterparties to the forward sales commitment contracts summarized as follows (in thousands):

<u>Delivery Date</u>	<u>Coupon Rate</u>	<u>Outstanding Notional Amount</u>	<u>Fair Values</u>	<u>Counterparty Credit Rating</u>
<i>Freddie Mac</i>				
October 2019	3.0%	\$ 1,000	\$ 11	BBB-
October 2019	3.0%	1,000	2	Aaa
October 2019	3.5%	1,000	4	BBB-
October 2019	3.5%	1,000	1	Aaa
November 2019	3.0%	1,000	1	A3
November 2019	3.0%	1,000	-	Aaa
November 2019	3.0%	1,000	(5)	Aaa
December 2019	3.0%	<u>2,000</u>	<u>10</u>	Aaa
		<u>9,000</u>	<u>24</u>	
<i>Ginnie Mae</i>				
October 2019	3.0%	1,000	2	BBB-
October 2019	3.0%	2,000	16	Aaa
October 2019	3.0%	3,000	7	Aaa
October 2019	3.5%	2,000	5	BBB-
October 2019	3.5%	1,000	5	Aaa
October 2019	3.5%	1,000	4	Aaa
November 2019	3.0%	2,000	14	BBB-
November 2019	3.0%	2,000	7	A3
November 2019	3.0%	4,000	(13)	Aaa
November 2019	3.5%	1,000	5	A3
December 2019	3.5%	3,000	23	BBB-
December 2019	3.5%	<u>2,000</u>	<u>13</u>	A3
		<u>24,000</u>	<u>88</u>	
		<u>\$ 33,000</u>	<u>\$ 112</u>	

10. CONDUIT DEBT

From time to time, the Authority issues bonds to provide multifamily housing for the citizens of Alabama. The Authority functions as a conduit to provide tax-exempt financing. These bonds do not constitute a debt or pledge of the faith and credit of the Authority or the State of Alabama, and accordingly, have not been reported in the accompanying financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

10. CONDUIT DEBT – CONTINUED

The Authority does not actively monitor the operating performance or financial condition of the multifamily properties financed by the bonds. Multifamily mortgage loans are collateralized by varying methods, including first liens on multifamily residential rental properties located within the State of Alabama, short-term investments, letters of credit, surety bonds, and guarantees provided by third parties. The Authority has no obligation for the bonds beyond these resources.

All variable rate bonds bear interest at a weekly rate until maturity or earlier redemption. The remarketing agent for each bond issue establishes the weekly rate according to each indenture's remarketing agreement. The weekly rates are communicated to the various bond trustees for preparation of debt service payments. The weekly rate, as set by the remarketing agent, allows the bonds to trade in the secondary market at a price equal to 100% of the principal amount of the bonds outstanding, with each rate not exceeding maximum rates permitted by law.

Conduit debt consisted of the following at September 30 (in thousands):

	Aggregate Principal Outstanding		Original Maturity Value
	2019	2018	
2000 Series A (variable), due 2030	\$ 5,400	\$ 5,700	\$ 6,000
2001 Series D (variable), due 2034	-	6,980	7,500
2002 Series C (variable), due 2035	8,005	8,005	8,500
2003 Series A (variable), due 2036	8,440	8,440	8,710
2004 Series A & C (6.65%, variable), due 2020 and 2036	5,605	9,504	12,830
2005 Series E & F (variable), due 2035 and 2038	21,550	21,550	21,550
2007 Series B, C & E (variable), due 2022 to 2049	12,610	12,803	16,800
2008 Series A & B (variable), due 2030	4,835	5,009	6,410
2012 Series A (4.96%), due 2032	2,498	2,548	13,000
2015 Series A (4.15%), due 2032	6,003	6,345	7,280
2017 Series A-D (1.35% to 5.00%), due 2020 to 2034	11,612	31,860	47,005
2019 Series A (4.43%), due 2037	9,600	-	9,600
	<u>\$ 96,158</u>	<u>\$ 118,744</u>	

Principal and interest payments on conduit debt after 2019 are scheduled as follows (in thousands):

Fiscal Year Ending September 30	Principal	Interest
2020	\$ 6,506	\$ 2,923
2021	3,362	2,742
2022	1,055	2,624
2023	1,781	2,568
2024	1,014	2,524
Thereafter	<u>82,440</u>	<u>24,731</u>
	<u>\$ 96,158</u>	<u>\$ 38,112</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS

Defined Contribution Plan

Substantially all full-time employees of the Authority participate in a defined contribution retirement plan, the Alabama Housing Finance Authority Retirement Plan (the Retirement Plan), which provides retirement benefits to participants. The Retirement Plan is administered by Corporate Financial Services, LLC, an independent, third-party administrator. To be eligible, an employee must meet certain age and service requirements. Once an employee is eligible, participation is mandatory. Each employee must contribute 5% of their compensation to the Retirement Plan annually. The Authority contributes an amount equal to 7% of each participant's compensation annually. The Authority's contributions to the Retirement Plan were \$628,000 and \$586,000, in fiscal 2019 and 2018, respectively. The employees' contributions to the Retirement Plan were \$448,000 and \$411,000, in fiscal 2019 and 2018, respectively. The employees vest in the Authority's contribution based upon a six-year vesting schedule.

Defined Benefit Plan

Plan Description

The Authority established the Alabama Housing Finance Authority Employees' Pension Plan (the Pension Plan), a single-employer defined benefit pension plan, on September 26, 2002. All Pension Plan investments are reported at fair value. The Pension Plan provides retirement, death, disability, and termination benefits to participants and beneficiaries.

Benefit provisions are established by the Board of Directors (the Board) under a formal, written plan document and assets are held under a separate tax-qualified plan trust. Those provisions can only be amended by the Board. The plan and trust information can be obtained from the Alabama Housing Finance Authority, 7460 Halcyon Pointe Drive, Suite 200, Montgomery, AL 36117. A separate stand-alone financial report for the Pension Plan is not available.

Benefits Provided

An employee is eligible to participate in the Pension Plan on the next October 1 or April 1 following the completion of six months service and attainment of age 21. A participant's normal retirement date is age 65, or five years' participation, if later. A participant is eligible for early retirement upon attainment of age 55 and 10 years of service. In addition, a participant is entitled to a vested benefit based on years of service as follows: 3 years 20%, 4 years 40%, 5 years 60%, 6 years 80%, and 7 or more years 100%. In addition, in the event of death or qualifying disability, benefits are 100% vested and are available to be paid immediately.

A participant's normal retirement benefit payable at normal retirement as a life annuity is equal to 2% of an employee's average compensation multiplied by years of credited service. Average compensation is based on the 36 highest consecutive months that results in the highest average. Credited service is based on 1,000 hours per plan year and is determined from date of hire (with maximum of 25 years). Certain special service rules applied before May 1, 2015. Normal retirement benefits are paid monthly and can be paid in other forms of annuities as elected by the participant including single payment lump sums.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Benefits Provided – Continued

Benefits paid at early retirement are the actuarial equivalent normal retirement benefit. Benefits payable at death, disability, or vested benefits are the actuarial equivalent single sum value of the normal retirement benefit. Lump sums are based on the actuarial equivalent factors, or the IRS minimum lump sum basis, if higher.

	2019	2018
Inactive employees receiving benefits	-	-
Inactive employees entitled to but not receiving benefits	1	1
Active employees	144	147
	145	148

Contributions

Contribution requirements and benefit provisions of the Pension Plan are established by the Board. The funding policy provides for actuarially determined periodic contributions of amounts that will enable sufficient assets to pay benefits when due. The funding basis has been the range of contributions from the minimum (Minimum Required Contribution) to maximum deductible under federal pension laws related to applicable pension plans. Contributions have been determined under the funding laws under the Pension Protection Act of 2006 and later related funding law changes.

Contributions were \$1,356,000 and \$2,264,000, equaling approximately 15.14% and 26.43% of payroll of covered participants for the years ended September 30, 2019 and 2018, respectively.

Investments

Policies pertaining to the allocation of investments within the Pension Plan are established by the Authority. It is the policy of the Authority to invest pension assets in securities that provide growth and income while maintaining a balanced level of risk tolerance. The following illustrates the approved asset allocation policy for the years ended September 30, 2019 and 2018:

	% Range of Allocation		
	Minimum	Target	Maximum
Investment Type:			
Large cap domestic equity securities	15%	30%	50%
Small-Mid cap domestic equities	0%	10%	20%
International equity	0%	10%	20%
Fixed income and cash equivalent securities	30%	50%	60%
Alternatives	0%	0%	15%

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Investments – Continued

Permitted securities in which assets of the Pension Plan may be invested include any of the following:

Equity Securities

- US common and preferred stocks
- US equity mutual funds
- Equity exchange traded funds
- International equity mutual funds

Fixed Income Securities/Cash Equivalents

- US government
- US mortgage and asset-backed
- US corporate bonds
- Taxable municipal bonds
- Fixed income mutual funds
- Fixed income exchange traded funds
- Money market mutual funds
- Money market exchange traded funds
- Cash

Alternatives

- Real estate mutual funds
- Real estate exchange traded funds
- Multi-alternatives strategy mutual funds
- Multi-alternative strategy exchange traded funds

The fair value of investments is determined by market prices.

As of September 30, 2019 and 2018, there were no concentrations of investments in any organization that represented 5% or more of the Pension Plan's fiduciary net position.

For years ended September 30, 2019 and 2018, the estimated annual weighted rate of return based on the Bankers Index Method (BAI) was 4.91% and 4.43%, respectively. The BAI rate of return expresses investment performance, net of investment expense, adjusted for the amounts actually invested with contributions and disbursements deemed to be made uniformly throughout the year.

The assumed discount rate related to plan investments was 7.00%.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Investments – Continued

The fiduciary net position of the Pension Plan at September 30, 2019 and 2018 was invested as follows (in thousands):

	<u>2019</u>	<u>2018</u>
Cash equivalents	\$ 434	\$ 674
Equity securities	8,789	7,762
Fixed income securities	<u>9,315</u>	<u>7,906</u>
 Total	 <u>\$ 18,538</u>	 <u>\$ 16,342</u>

Actuarial Assumptions

The Pension Plan was measured as of September 30, 2019 and 2018, and the total pension liability used to calculate the net pension liability was determined by actuarial valuations as of those dates.

The total pension liability in the September 30, 2019 and 2018 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	<u>Rate</u>
Inflation	3.00%
Salary increases	4.50%
Investment rate of return	7.00%

Mortality rates used in the September 30, 2019 actuarial valuation were based on the 2019 Applicable Mortality Table for small plans under the minimum funding requirements of IRC Section 430. Mortality rates used in the September 30, 2018 actuarial valuation were based on the 2018 Applicable Mortality Table. Retirements were assumed based on each participant's normal retirement date with benefits payable in the form of a lump sum based on applicable lump sum rates. Prior to retirement, turnover was based on the T-1 withdrawal rates which reflects lower turnover.

The long-term expected rate of return on the Pension Plan, based on using best-estimate ranges of expected future real rates of return (expected returns, net of inflation), was developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding future inflation.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Actuarial Assumptions – Continued

The target allocation and best estimates of arithmetic real rates of return for each major asset class for the years ended September 30, 2019 and 2018 are summarized below:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Expected Long-Term Rate of Return</u>
Equity	50%	5% – 8%
Fixed Income	50%	2% – 5%

The discount rate used to measure the total pension liability at September 30, 2019 and 2018 was 7.00%. The Pension Plan's fiduciary net positions are projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on the pension investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension (Asset) Liability (in thousands)

	<u>Total Pension Liability (A)</u>	<u>Pension Fiduciary Net Position (B)</u>	<u>Net Pension (Asset) Liability (A) - (B)</u>
Balances at October 1, 2018	\$ 12,980	\$ 16,653	\$ (3,673)
Service cost	1,422	-	1,422
Interest cost	1,008	-	1,008
Differences between expected and actual experience	1,101	-	1,101
Changes in assumptions	74	-	74
Contributions – employer	-	1,356	(1,356)
Net investment income	-	818	(818)
Benefit payments, including refunds of member contributions	(62)	(62)	-
Net changes	<u>3,543</u>	<u>2,112</u>	<u>1,431</u>
Balances at September 30, 2019	<u>\$ 16,523</u>	<u>\$ 18,765</u>	<u>\$ (2,242)</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Changes in the Net Pension (Asset) Liability (in thousands) – Continued

	<u>Total Pension Liability (A)</u>	<u>Pension Fiduciary Net Position (B)</u>	<u>Net Pension (Asset) Liability (A) - (B)</u>
Balances at October 1, 2017	\$ 11,257	\$ 14,262	\$ (3,005)
Service cost	1,215	-	1,215
Interest cost	873	-	873
Differences between expected and actual experience	162	-	162
Changes in assumptions	16	-	16
Contributions – employer	-	2,264	(2,264)
Net investment income	-	670	(670)
Benefit payments, including refunds of member contributions	<u>(543)</u>	<u>(543)</u>	<u>-</u>
Net changes	<u>1,723</u>	<u>2,391</u>	<u>(668)</u>
Balances at September 30, 2018	<u>\$ 12,980</u>	<u>\$ 16,653</u>	<u>\$ (3,673)</u>

The change in assumptions reflected in the changes in net pension (asset) liability for the years ended September 30, 2019 and 2018 was the result of basing the valuation on the 2018 and 2017 Applicable Mortality Tables in lieu of the 2019 and 2018 Applicable Mortality Tables.

Sensitivity of the Net Pension (Asset) Liability to Changes in the Discount Rate

The following information presents the net pension (asset) liability calculated using the discount rate of 7.00% as well as net pension (asset) liability using a discount rate that is 1.00% lower or 1.00% higher than the current rate for the years ended September 30:

	<u>1% Decrease (6%)</u>	<u>Current Discount Rate (7%)</u>	<u>Maximum 1% Increase (8%)</u>
2019	\$ (1,194)	\$ (2,242)	\$ (3,235)
2018	(2,794)	(3,673)	(4,501)

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the years ended September 30, 2019 and 2018, the Pension Plan recognized pension expense (reduction) of \$266,000 and \$(918,000), respectively. At September 30, 2019 and 2018, the Authority reported deferred outflows of resources related to the Pension Plan from the following sources:

	2019	2018
Deferred Outflows		
Differences between expected and actual experience	\$ 4,709	\$ 3,799
Net differences between projected and actual earnings on investments	621	430
Changes in assumptions	145	82
Total	\$ 5,475	\$ 4,311

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (in thousands):

2020	\$	507
2021		294
2022		374
2023		419
2024		341
Thereafter		3,540

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019 AND 2018**

12. OPERATING LEASES

The Authority leases office space under an operating lease expiring in December 2029. Rent expense for the years ended September 30, 2019 and 2018, totaled \$1,017,000 and \$1,297,000, respectively. These amounts are included in program, general, and administrative expenses in the accompanying financial statements. Future minimum rental payments required under these leases for the years ending September 30 are as follows (in thousands):

2020	\$	1,036
2021		1,064
2022		1,093
2023		1,127
2024		1,156
Thereafter		<u>6,322</u>
	\$	<u>11,798</u>

13. EARLY RETIREMENT OF BONDS

The Authority's mortgage revenue bonds are subject to certain extraordinary redemption provisions. During the years ended September 30, 2019 and 2018, the Authority called approximately \$1,732,000 and \$11,112,000 (net of unamortized discounts), respectively, of single-family bonds in advance of their scheduled maturities.

14. SUBSEQUENT EVENTS

The Authority has called approximately \$8,005,000 of multi-family bond conduit debt.

The Authority has issued approximately \$10,000,000 of multi-family bond conduit debt.

REQUIRED SUPPLEMENTARY INFORMATION

ALABAMA HOUSING FINANCE AUTHORITY
SCHEDULES OF CHANGES IN THE AUTHORITY'S NET PENSION
LIABILITY AND RELATED RATIOS
SEPTEMBER 30, 2019 – 2014
(\$ in thousands)

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
TOTAL PENSION LIABILITY						
Service cost	\$ 1,422	\$ 1,215	\$ 1,041	\$ 577	\$ 595	\$ 537
Interest	1,008	873	795	768	704	620
Differences between expected and actual experience	1,101	162	2,072	1,736	(25)	147
Changes in assumptions	74	16	21	16	20	18
Benefit payments	(62)	(543)	(2,991)	(3,169)	(367)	(177)
Net change in total pension liability	3,543	1,723	938	(72)	927	1,145
Total pension liability – beginning	12,980	11,257	10,319	10,391	9,464	8,319
Total pension liability – ending (A)	16,523	12,980	11,257	10,319	10,391	9,464
PENSION FIDUCIARY NET POSITION						
Contributions – employer	1,356	2,264	2,293	1,497	1,352	1,468
Net investment income (loss)	818	670	1,166	1,333	(103)	653
Benefit payments	(62)	(543)	(2,991)	(3,169)	(367)	(177)
Net change in pensions fiduciary net position	2,112	2,391	468	(339)	882	1,944
Pensions fiduciary net position – beginning	16,653	14,262	13,794	14,133	13,251	11,307
Pensions fiduciary net position – ending (B)	18,765	16,653	14,262	13,794	14,133	13,251
NET PENSION ASSET (A) - (B)	<u>\$ (2,242)</u>	<u>\$ (3,673)</u>	<u>\$ (3,005)</u>	<u>\$ (3,475)</u>	<u>\$ (3,742)</u>	<u>\$ (3,787)</u>
COVERED EMPLOYEE PAYROLL	\$ 8,957	\$ 8,565	\$ 8,000	\$ 7,415	\$ 5,938	\$ 5,125
NET PENSION ASSET AS A PERCENTAGE OF COVERED PAYROLL	25.03%	42.88%	37.56%	46.86%	63.02%	73.89%
NET POSITION AS A PERCENTAGE OF THE TOTAL PENSION LIABILITY	113.57%	128.30%	126.69%	133.68%	136.01%	140.01%

See independent auditors' report.

**ALABAMA HOUSING FINANCE AUTHORITY
SCHEDULE OF EMPLOYER CONTRIBUTIONS TO AUTHORITY
EMPLOYEES' PENSION PLAN
(\$ in thousands)**

<u>Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contributions From Authority</u>	<u>Contribution (Deficiency)/ Excess</u>	<u>Covered Employee Payroll</u>	<u>Contribution as a % of Payroll</u>
2010	\$ 816	\$ 816	\$ -	\$ 3,992	20.44%
2011	917	1,570	653	3,991	39.34%
2012	895	1,370	475	4,226	32.42%
2013	802	1,187	385	4,413	26.90%
2014	742	1,282	540	5,125	25.01%
2015	852	1,352	500	5,938	22.77%
2016	997	1,497	500	7,415	20.19%
2017	1,293	2,293	1,000	8,000	28.66%
2018	1,464	2,264	800	8,565	26.43%
2019	1,356	1,356	-	8,957	15.14%

Notes to Schedule:

Valuation Date: Actuarially determined contribution rates are determined as of October 1, the beginning of the plan year.

Methods and Assumptions: The actuarial valuation is performed under the requirements of IRC Section 430; pursuant to the Pension Protection Act of 2006 (PPA) and subsequent pension laws MAP-21 and HAFTA. The valuation is calculated using PPA actuarial funding methods and prescribed discounts segmented rates. The applicable discount rates for the 2018 actuarial valuation were 4.35% (0-5 years), 6.13% (6-20 years), and 6.99% (for 20+ years). The salary increase assumption was 4.5% per year.

Other assumptions included the Applicable Mortality Table, low turnover table, Table T1, and 100% lump sum elections. The prior years' actuarial reports outline the applicable funding rates for the applicable years.

See independent auditors' report.

OTHER FINANCIAL INFORMATION

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
SINGLE-FAMILY BOND SERIES
ADDITIONAL SEGMENT DATA (in thousands)
SEPTEMBER 30, 2019

	2000/2003 Step Up	2003 First Step	2002 D, 2016 A	Combined Single-Family
ASSETS				
CURRENT ASSETS				
Cash on deposit	\$ -	\$ -	\$ -	\$ -
Accounts receivable	-	-	-	-
Accrued interest receivable	-	-	-	-
Mortgage loans receivable, net	-	-	-	-
Mortgage loans held for sale	-	-	-	-
Investments	-	-	-	-
Derivative instruments	-	-	-	-
Other assets	-	-	-	-
Restricted:				
Cash on deposit	-	-	146	146
Accrued interest receivable	85	1	706	792
Investments	462	36	64,570	65,068
Other assets	-	-	-	-
Federal program loans receivable, net	-	-	-	-
Total current assets	<u>547</u>	<u>37</u>	<u>65,422</u>	<u>66,006</u>
NONCURRENT ASSETS				
Mortgage loans receivable, net	-	-	-	-
Investments	-	-	-	-
Other assets, net	-	-	-	-
Mortgage servicing rights, net	-	-	-	-
Restricted:				
Mortgage-backed securities	14,604	123	106,086	120,813
Investments	-	-	895	895
Other assets	-	-	-	-
Federal program loans receivable, net	-	-	-	-
Total noncurrent assets	<u>14,604</u>	<u>123</u>	<u>106,981</u>	<u>121,708</u>
TOTAL ASSETS	<u>15,151</u>	<u>160</u>	<u>172,403</u>	<u>187,714</u>
DEFERRED OUTFLOWS				
Pension-related deferred outflows	-	-	-	-
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 15,151</u>	<u>\$ 160</u>	<u>\$ 172,403</u>	<u>\$ 187,714</u>
LIABILITIES				
CURRENT LIABILITIES				
Bonds payable, net	\$ 1,009	\$ -	\$ -	\$ 1,009
Obligations under reverse repurchase agreements	-	-	66,000	66,000
Refundable Federal program grants	-	-	-	-
Accrued interest payable	65	1	88	154
Other liabilities	-	-	-	-
Total current liabilities	<u>1,074</u>	<u>1</u>	<u>66,088</u>	<u>67,163</u>
NONCURRENT LIABILITIES				
Bonds payable, net	12,886	116	1,000	14,002
Refundable Federal program grants, net	-	-	-	-
Unearned compliance and commitment fees, net	-	-	-	-
Total noncurrent liabilities	<u>12,886</u>	<u>116</u>	<u>1,000</u>	<u>14,002</u>
TOTAL LIABILITIES	<u>13,960</u>	<u>117</u>	<u>67,088</u>	<u>81,165</u>
NET POSITION				
Investment in capital assets, net	-	-	-	-
Restricted	1,191	43	105,315	106,549
Unrestricted	-	-	-	-
Total net position	<u>1,191</u>	<u>43</u>	<u>105,315</u>	<u>106,549</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 15,151</u>	<u>\$ 160</u>	<u>\$ 172,403</u>	<u>\$ 187,714</u>

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
SINGLE-FAMILY BOND SERIES
ADDITIONAL SEGMENT DATA (in thousands)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	2000/2003 Step Up	2003 First Step	2002 D, 2016 A	Combined Single-Family
OPERATING REVENUES				
Interest on mortgage loans	\$ -	\$ -	\$ -	\$ -
Interest on mortgage-backed securities	804	6	5,706	6,516
Investment income	5	1	931	937
Net realized and unrealized loss on investments and mortgage servicing rights	81	2	1,533	1,616
Loan fees and other income	12	-	-	12
Total operating revenues	<u>902</u>	<u>9</u>	<u>8,170</u>	<u>9,081</u>
OPERATING EXPENSES				
Interest	804	6	1,887	2,697
Amortization of mortgage servicing rights	-	-	2	2
Program, general, and administrative	13	-	23	36
Total operating expenses	<u>817</u>	<u>6</u>	<u>1,912</u>	<u>2,735</u>
OPERATING INCOME	<u>85</u>	<u>3</u>	<u>6,258</u>	<u>6,346</u>
NONOPERATING REVENUES (EXPENSES)				
Federal program grants	-	-	-	-
Federal program expenditures	-	-	-	-
Net nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
INCOME BEFORE TRANSFERS	85	3	6,258	6,346
Transfers in (out)	-	-	15,917	15,917
CHANGES IN NET POSITION	85	3	22,175	22,263
NET POSITION				
Beginning of year	1,106	40	83,140	84,286
End of year	<u>\$ 1,191</u>	<u>\$ 43</u>	<u>\$ 105,315</u>	<u>\$ 106,549</u>

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
COMBINING ALL FUNDS
ADDITIONAL SEGMENT DATA (in thousands)
SEPTEMBER 30, 2019

	Combined Single- Family	Federal Programs	Housing Assistance Fund	General Fund	Combined
ASSETS					
CURRENT ASSETS					
Cash on deposit	\$ -	\$ -	\$ 326	\$ 9,140	\$ 9,466
Accounts receivable, net	-	-	-	3,529	3,529
Accrued interest receivable	-	-	79	122	201
Mortgage loans receivable, net	-	-	4,500	-	4,500
Mortgage loans held for sale	-	-	-	102,185	102,185
Investments	-	-	20,059	59,290	79,349
Derivative instruments	-	-	-	112	112
Other assets	-	-	-	11,306	11,306
Restricted:					
Cash on deposit	146	11,794	-	-	11,940
Accrued interest receivable	792	15,600	-	-	16,392
Investments	65,068	6,026	-	-	71,094
Other assets	-	192	-	-	192
Federal program loans receivable, net	-	24,884	-	-	24,884
Total current assets	<u>66,006</u>	<u>58,496</u>	<u>24,964</u>	<u>185,684</u>	<u>335,150</u>
NONCURRENT ASSETS					
Mortgage loans receivable, net	-	-	30,718	67	30,785
Investments	-	-	-	104	104
Other assets, net	-	-	-	8,255	8,255
Mortgage servicing rights, net	-	-	-	46,721	46,721
Restricted:					
Mortgage-backed securities	120,813	-	-	-	120,813
Investments	895	-	-	-	895
Other assets	-	8	-	748	756
Federal program loans receivable, net	-	319,317	-	-	319,317
Total noncurrent assets	<u>121,708</u>	<u>319,325</u>	<u>30,718</u>	<u>55,895</u>	<u>527,646</u>
TOTAL ASSETS	<u>187,714</u>	<u>377,821</u>	<u>55,682</u>	<u>241,579</u>	<u>862,796</u>
DEFERRED OUTFLOWS					
Pension-related deferred outflows	-	-	-	5,475	5,475
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 187,714</u>	<u>\$ 377,821</u>	<u>\$ 55,682</u>	<u>\$ 247,054</u>	<u>\$ 868,271</u>
LIABILITIES					
CURRENT LIABILITIES					
Bonds payable, net	\$ 1,009	\$ -	\$ -	\$ -	\$ 1,009
Obligations under reverse repurchase agreements	66,000	-	-	-	66,000
Refundable Federal program grants	-	24,884	-	-	24,884
Accrued interest payable	154	15,600	-	-	15,754
Other liabilities	-	313	2,020	1,277	3,610
Total current liabilities	<u>67,163</u>	<u>40,797</u>	<u>2,020</u>	<u>1,277</u>	<u>111,257</u>
NONCURRENT LIABILITIES					
Bonds payable, net	14,002	-	-	-	14,002
Refundable Federal program grants, net	-	321,217	-	-	321,217
Unearned compliance and commitment fees, net	-	-	-	7,976	7,976
Total noncurrent liabilities	<u>14,002</u>	<u>321,217</u>	<u>-</u>	<u>7,976</u>	<u>343,195</u>
TOTAL LIABILITIES	<u>81,165</u>	<u>362,014</u>	<u>2,020</u>	<u>9,253</u>	<u>454,452</u>
NET POSITION					
Investment in capital assets, net	-	8	-	748	756
Restricted	106,549	15,799	-	-	122,348
Unrestricted	-	-	53,662	237,053	290,715
Total net position	<u>106,549</u>	<u>15,807</u>	<u>53,662</u>	<u>237,801</u>	<u>413,819</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 187,714</u>	<u>\$ 377,821</u>	<u>\$ 55,682</u>	<u>\$ 247,054</u>	<u>\$ 868,271</u>

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
COMBINING ALL FUNDS
ADDITIONAL SEGMENT DATA (in thousands)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Combined Single- Family	Federal Programs	Housing Assistance Fund	General Fund	Combined Totals
OPERATING REVENUES					
Interest on mortgage loans	\$ -	\$ -	\$ 1,048	\$ 4,155	\$ 5,203
Interest on mortgage-backed securities	6,516	-	-	-	6,516
Investment income	937	152	394	1,337	2,820
Net realized and unrealized gain (loss) on investments and mortgage servicing rights	1,616	-	-	(7,655)	(6,039)
Loan fees and other income	12	-	412	48,705	49,129
Total operating revenues	<u>9,081</u>	<u>152</u>	<u>1,854</u>	<u>46,542</u>	<u>57,629</u>
OPERATING EXPENSES					
Interest	2,697	-	-	-	2,697
Amortization of mortgage servicing rights	2	-	-	9,962	9,964
Program, general, and administrative	36	-	318	42,084	42,438
Total operating expenses	<u>2,735</u>	<u>-</u>	<u>318</u>	<u>52,046</u>	<u>55,099</u>
OPERATING INCOME (LOSS)	<u>6,346</u>	<u>152</u>	<u>1,536</u>	<u>(5,504)</u>	<u>2,530</u>
NONOPERATING REVENUES (EXPENSES)					
Federal program grants	-	20,948	-	-	20,948
Federal program expenditures	-	(18,049)	-	-	(18,049)
Net nonoperating revenues (expenses)	<u>-</u>	<u>2,899</u>	<u>-</u>	<u>-</u>	<u>2,899</u>
INCOME (LOSS) BEFORE TRANSFERS	<u>6,346</u>	<u>3,051</u>	<u>1,536</u>	<u>(5,504)</u>	<u>5,429</u>
Transfers in (out)	15,917	-	-	(15,917)	-
CHANGES IN NET POSITION	<u>22,263</u>	<u>3,051</u>	<u>1,536</u>	<u>(21,421)</u>	<u>5,429</u>
NET POSITION					
Beginning of year	<u>84,286</u>	<u>12,756</u>	<u>52,126</u>	<u>259,222</u>	<u>408,390</u>
End of year	<u>\$ 106,549</u>	<u>\$ 15,807</u>	<u>\$ 53,662</u>	<u>\$ 237,801</u>	<u>\$ 413,819</u>

See independent auditors' report.